


Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Rd, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To:  Austin Law Firm, P.A. 6928 Cobblestone Drive, Suite 100, Southaven, MS
~~662-890-7575~~ 38672

WARRANTY DEED

Grantor(s): **Steven Doyle and Heidi M. Doyle, and Toni Sewell**

Address: 10930 Highway 486, Philadelphia, MS 39350

Phone: 662-380-6329 (Home) 601-663-3729 (Work, if any)

Grantee(s): **John Baddley**

Address: **3459 Westwind Drive, Nesbit, MS 38651**

Phone: 901-461-4048 (Home) 901-461-4048 (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, **Steven Doyle and Heidi M. Doyle and Toni Sewell** does/do hereby sell, convey and warrant unto **John Baddley, a married person**, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

LEGAL DESCRIPTION: Lot 77, Section C, Bridgemoore Subdivision, situated in Section 22 and 27, Township 2 South, Range 7 West, as shown on plat of record in Plat Book 75, Page 6-7 in the Chancery Clerk's Office of DeSoto County, Mississippi.

By way of explanation, Toni Doyle is now known as Toni Sewell by virtue of her marriage to Donald Sewell on August 1, 2009.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

09080530

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

WITNESS our signature this 27th day of November, 2009.

Steven Doyle

Heidi M. Doyle

STATE OF MS
COUNTY OF Neshoba

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27th day of November, 2009, within my jurisdiction, the within named **Steven Doyle and Heidi M. Doyle**, who acknowledged that they executed the above and foregoing instrument.

Connie C. Spence
(Notary Public)

My commission expires 11/1/2011



WITNESS our signature this 30th day of November, 2009.

Toni Sewell

STATE OF MISSISSIPPI
COUNTY OF DeSOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 30th day of November, 2009, within my jurisdiction, the within named and **Toni Sewell**, who acknowledged that she executed the above and foregoing instrument.

(Notary Public)



09080530